



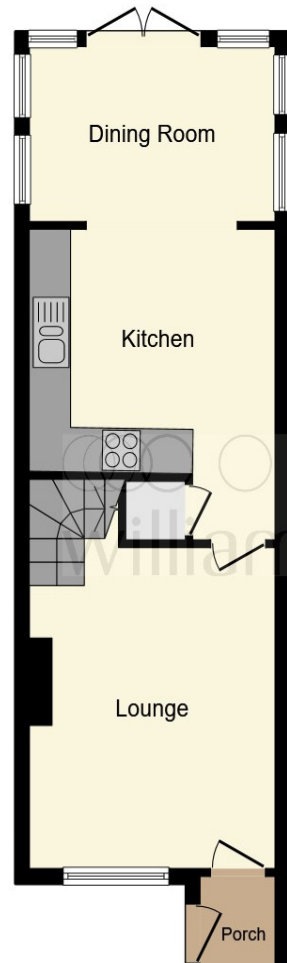
Rowan Court, Wakefield WF2 0HL

welcome to

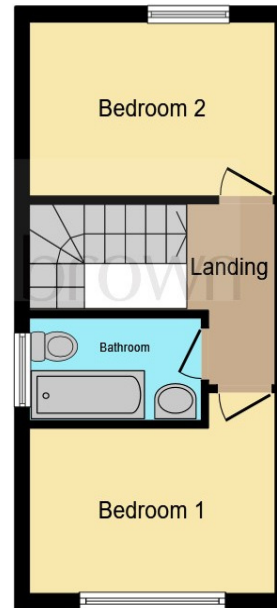
Rowan Court, Wakefield

A Two double bedroom End Townhouse ready to move in which is immaculate and stylishly presented! Deserves an internal viewing to fully appreciate what is on offer!





Ground Floor



First Floor

Entrance Hall

Kitchen

16' 11" max x 11' 8" max (5.16m max x 3.56m max)

Living Room

14' 3" max x 11' 9" max (4.34m max x 3.58m max)

First Floor Landing

Bedroom One

11' 8" max x 8' 3" max (3.56m max x 2.51m max)

Bedroom Two

11' 9" max x 8' 3" max (3.58m max x 2.51m max)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rowan Court, Wakefield

- Immaculately presented two double bedrooms
- Off road parking
- Landscaped low maintenance gardens.
- Open plan dining kitchen
- Modern bathroom

Tenure: Freehold EPC Rating: C

offers in the region of

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125133



Property Ref:
WAK125133 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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